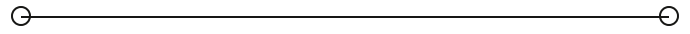


SALE

4200-4232 CARLISLE BLVD. NE

Albuquerque, NM 87107



PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

O: 505.256.1255

C: 505.269.9358

walt.arnold@svn.com

NM #9117

KELLY SCHMIDT, SIOR, MICP

O: 505.503.2643

C: 505.417.1214

kelly.schmidt@svn.com

NM #48053



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
BUILDING SIZE:	20,000 SF
PRICE / SF:	\$97.50
CAP RATE:	6.35%
NOI:	\$123,897
YEAR BUILT:	1973
ZONING:	MX-L
MARKET:	Albuquerque
SUBMARKET:	North I-25
TRAFFIC COUNT:	21,380

PROPERTY HIGHLIGHTS

- Great Investment Opportunity
- 100% Occupied
- Good Location
- Ample Parking
- Great Tenant Mix
- Functional Building Layout

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,394	40,806	115,984
TOTAL POPULATION	10,325	91,727	260,236
AVERAGE HH INCOME	\$50,717	\$56,638	\$57,770

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walt.arnold@svn.com
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NM #48053

INCOME & EXPENSES

INCOME SUMMARY

RENTAL INCOME	\$165,269
TENANT REIMBURSEMENTS	\$2,132
CAM, PROPERTY TAXES, PROPERTY INSURANCE	\$35,239
TOTAL INCOME	\$202,640

EXPENSE SUMMARY

LANDSCAPE MAINTENANCE & REPAIR	\$4,450
GENERAL MAINTENANCE	\$2,150
MANAGEMENT FEE	\$11,175
ELECTRICITY	\$2,069
GAS	\$566
WATER AND SEWER	\$2,998
LIGHTING AND ELECTRICAL - MAINT/REPAIR	\$500
KEYS AND LOCKS	\$200
DOOR AND WINDOW	\$300
PLUMBING REPAIR	\$500
ROOF MAINTENANCE	\$5,000
REFUSE	\$5,497
HVAC REPAIR	\$1,500
TAXES	\$16,485
INSURANCE	\$25,351
GROSS EXPENSES	\$78,743

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INCOME & EXPENSES

NET OPERATING INCOME	\$123,897
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
4200-4202	Mindful Movement and Wellness	2,790 SF	13.95%	\$9.46	\$26,400.00	4/1/2023	8/30/2026
4204	Bingbing LLC dba Relax Massage	1,250 SF	6.25%	\$7.70	\$9,630.12	12/1/2018	2/28/2025
4208	Ram LLC dba Carlisle Laundromat	2,000 SF	10%	\$11.40	\$22,800.00	1/1/2016	4/30/2025
4210	Bounce n' Boogie	2,460 SF	12.30%	\$9.93	\$24,429.96	8/1/2023	7/31/2028
4210ST	Soto Brands, Inc.	1,365 SF	6.83%	\$6.59	\$9,000.00	11/17/2023	10/31/2024
4212-4214	Washed by the Word Ministries	8,370 SF	41.85%	\$6.89	\$57,672.84	1/1/2011	2/28/2029
4216	Dr. Billiards	1,765 SF	8.83%	\$8.69	\$15,336.48	3/1/2016	2/29/2024
TOTALS		20,000 SF	100.01%	\$60.67	\$165,269.40		

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ADDITIONAL PHOTOS



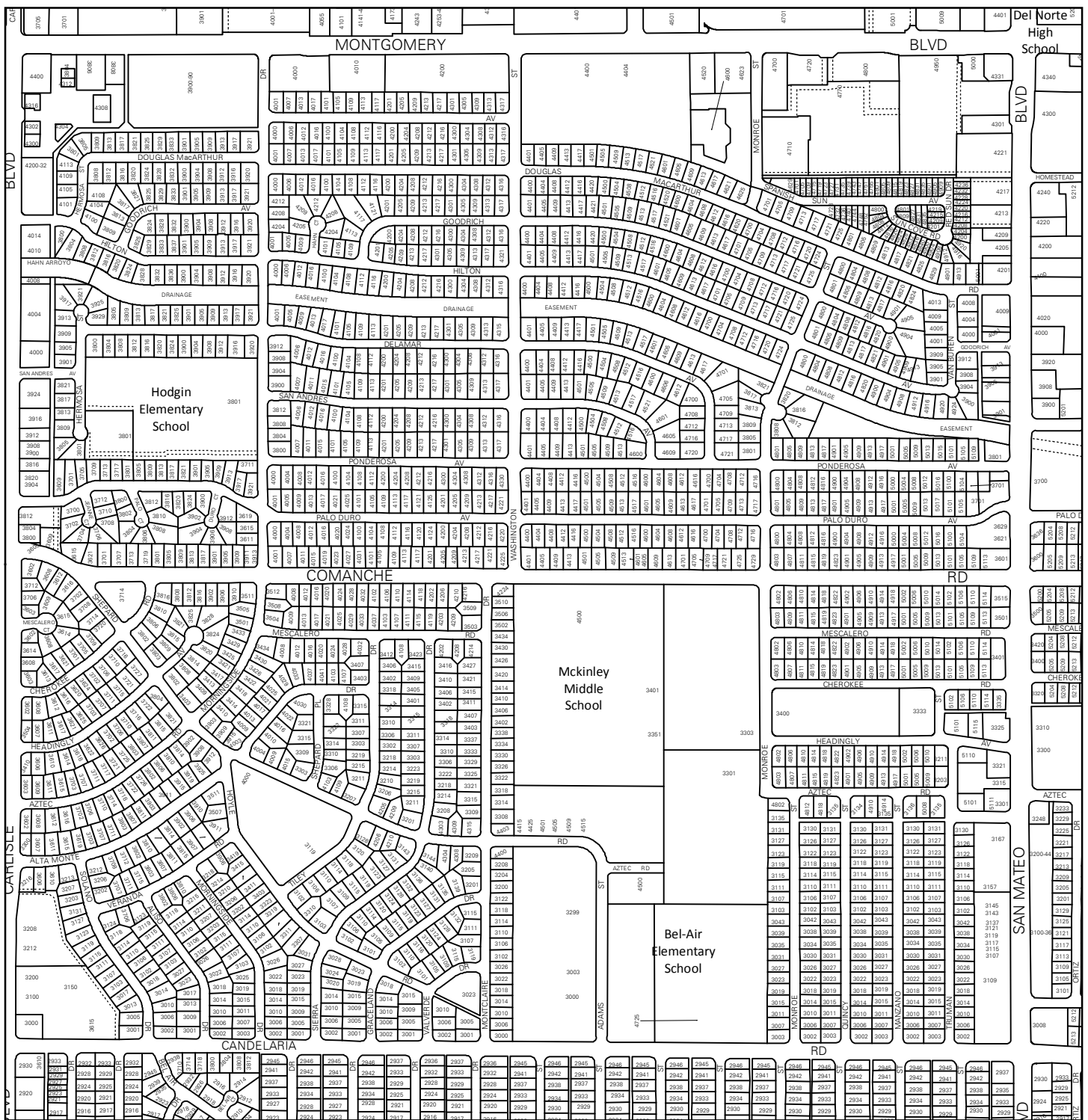
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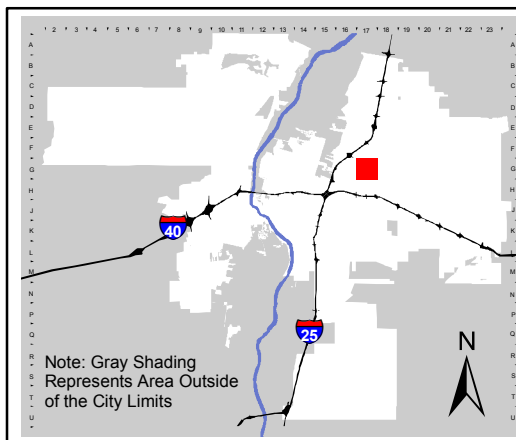
LOCATION MAP



WALT ARNOLD, CCIM, SIOR	KELLY SCHMIDT, SIOR, MICP
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For more current information and details visit: www.cabq.gov/gis

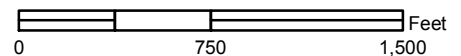
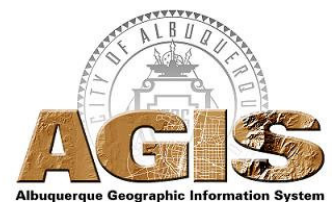


Address Map Page:

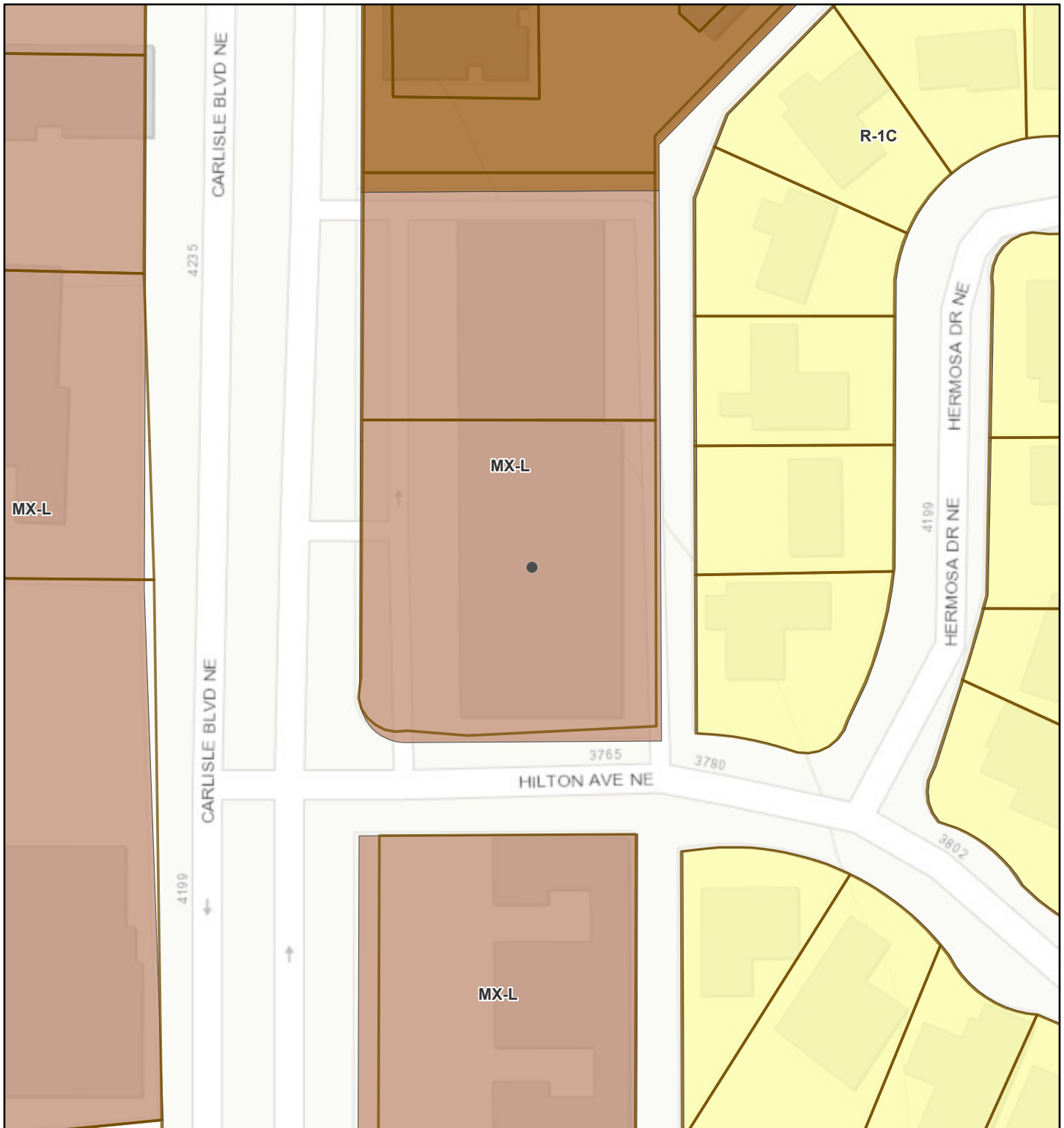
G-17-Z

Map Amended through:
3/17/2017

These addresses are for informational purposes only and are not intended for address verification.

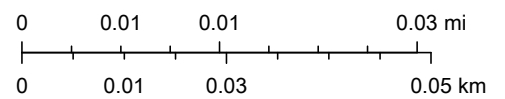


4200-4232 Carlisle Zoning Map



September 8, 2023

1:1,128



MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

Purpose: The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.



The following excerpt from Table 4-2-1 shows the allowable uses for the MX-L zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																					
RESIDENTIAL USES																					
Household Living																					
Dwelling, townhouse				P	P	P	P	P	P	P								4-3(B)(5)			
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(6)			
Dwelling, multi-family					P	P	P	P	P	P								4-3(B)(7)			
Group Living																					
Assisted living facility or nursing home				C	P	P	P	P	P	P											
Community residential facility, small	P	P		P	P	P	P	P	P	P								4-3(B)(8)			
Community residential facility, medium					P	P	P	P	P	P								4-3(B)(8)			
Community residential facility, large						P	P	P	P	P								4-3(B)(8)			
Group home, small					C	P	P	P	P									4-3(B)(9)			
Group home, medium					C	C	C	P	P	P								4-3(B)(9)			
Sorority or fraternity						P	C	P	P	P											
CIVIC AND INSTITUTIONAL USES																					
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A							
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	4-3(C)(1)		
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	4-3(C)(3)		
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			4-3(C)(4)		
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(6)		
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	4-3(C)(8)		
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(9)		
Sports field							CV	C	P	P	P	P	P	C		P		C			
University or college						CV	CV	C	P	P	P	P	CV	CV							
Vocational school						CV	P	P	P	P	P	P	P	P							
COMMERCIAL USES																					
Agriculture and Animal-related																					
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)		
Kennel	C							C	C		P	P	P	P					4-3(D)(4)		
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)		
Other pet services	C						C	P	P	P	P	P									

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

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Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
Food, Beverage, and Indoor Entertainment																					
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)		
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)		
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)		
Residential community amenity	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(10)		
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)		
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)		
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(11)		
Lodging																					
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(14)		
Motor Vehicle-related																					
Car wash								P	P	P	P	P	P	P					4-3(D)(15)		
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(17)		
Light vehicle repair								P	P	P	P	P	P	P					4-3(D)(18)		
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(19)		
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(21)		
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(21)		
Offices and Services																					
Bank							P	P	P	P	P	P	P	CV					4-3(D)(22)		
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(23)		
Commercial services								P	P	P	P	P	P	P							
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(25)		
Mortuary								C	P	P	P	P	C		A						
Office							P	P	P	P	P	P	P	P							
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(26)		
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(27)		
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(28)		
Outdoor Recreation and Entertainment																					
Residential community amenity	P	P	P	P	P	P	P	P	P	P								A			
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(31)		

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Zone Category >>	Residential						Mixed-use				Non-Residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Zone District >>																			
Retail Sales																			
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P					
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(33)
General retail, small			A			A	A	P	P	P	P	P	P	P					4-3(D)(34)
Grocery store								P	P	P	P		P	P					4-3(D)(35)
Liquor retail							C	A	P	P	P	C	C	C					4-3(D)(36)
Pawn shop								C	P	P	P	P	P	P					4-3(D)(37)
Transportation																			
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(40)
Transit facility						C	C	C	P	P	P	P	P	P					
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)
Telecommunications, Towers, and Utilities																			
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(6)
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(7)
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(9)
Wireless Telecommunications Facility																			4-3(E)(10)
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Freestanding							P	P	P	P	P	P	P	P	A				
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A				
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Waste and Recycling																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(11)
Wholesaling and Storage																			
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(15)

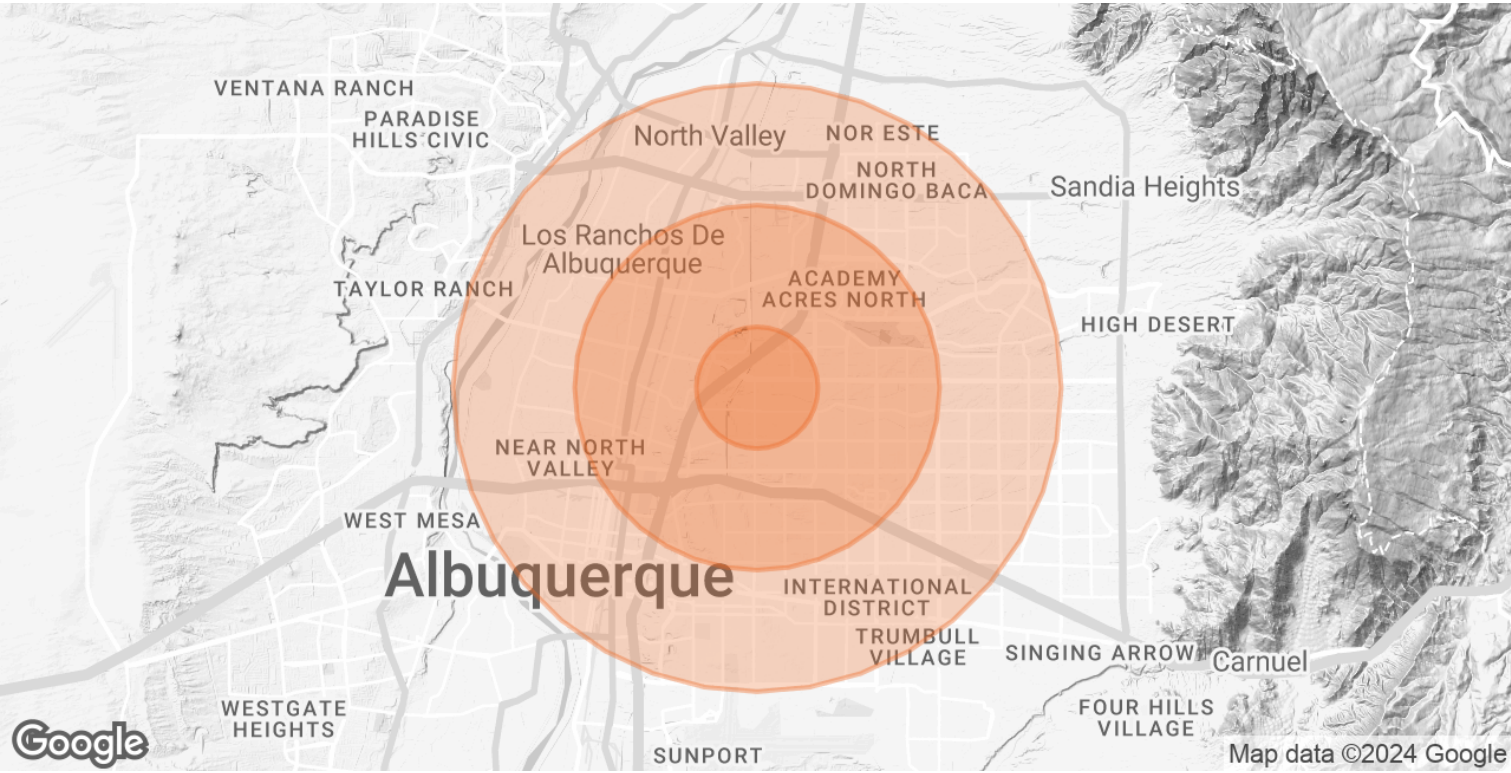
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Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
ACCESSORY AND TEMPORARY USES																					
ACCESSORY USES																		4-3(F)(1)			
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)		
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)		
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T				
Drive-through or drive-up facility								CA	A	CA	A	A	A						4-3(F)(4)		
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)		
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)		
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(6)		
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A				
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(9)		
Independent living facility				A	A	A	A	A	A	A									4-3(F)(10)		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(F)(11)		
Mobile vending cart							A	A	A	A	A	A	A	A				A	4-3(F)(12)		
Outdoor animal run	A							CA	CA		CA		A	A					4-3(F)(13)		
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(14)		
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	4-3(F)(18)		
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(19)		
TEMPORARY USES																					
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)		
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)		
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T				T	T	T		4-3(G)(4)		
Garage or yard sale	T	T	T	T	T	T	T												4-3(G)(5)		
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)		
Open air market							T	T	T	T							T		4-3(G)(7)		
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		4-3(G)(8)		
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(9)		
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)		
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		4-3(G)(11)		

DEMOGRAPHICS MAP & REPORT



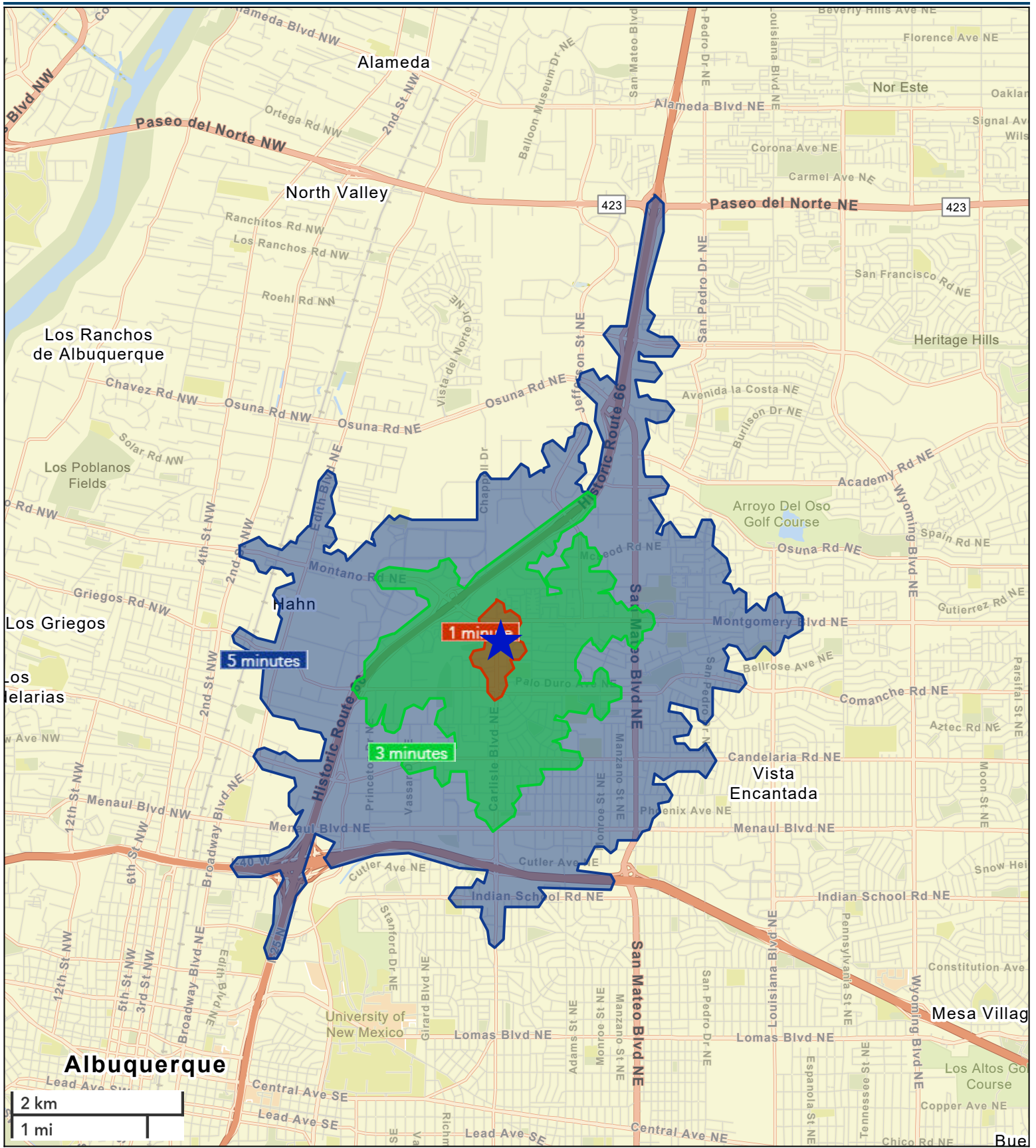
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,325	91,727	260,236
AVERAGE AGE	33.9	36.9	38.4
AVERAGE AGE (MALE)	33.3	35.1	37.0
AVERAGE AGE (FEMALE)	35.5	38.9	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,394	40,806	115,984
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$50,717	\$56,638	\$57,770
AVERAGE HOUSE VALUE	\$135,104	\$191,369	\$223,421

* Demographic data derived from 2020 ACS - US Census

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NM #9117

KELLY SCHMIDT, SIOR, MICP
O: 505.503.2643 | C: 505.417.1214
kelly.schmidt@svn.com
NM #48053



Traffic Count Map - Close Up

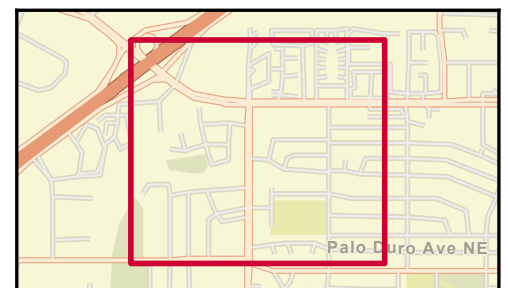
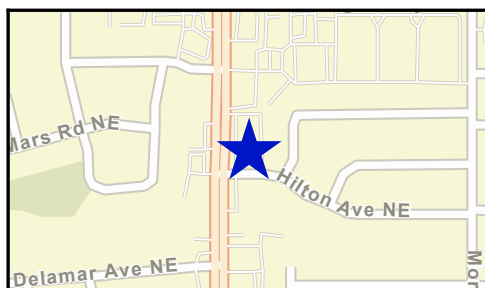
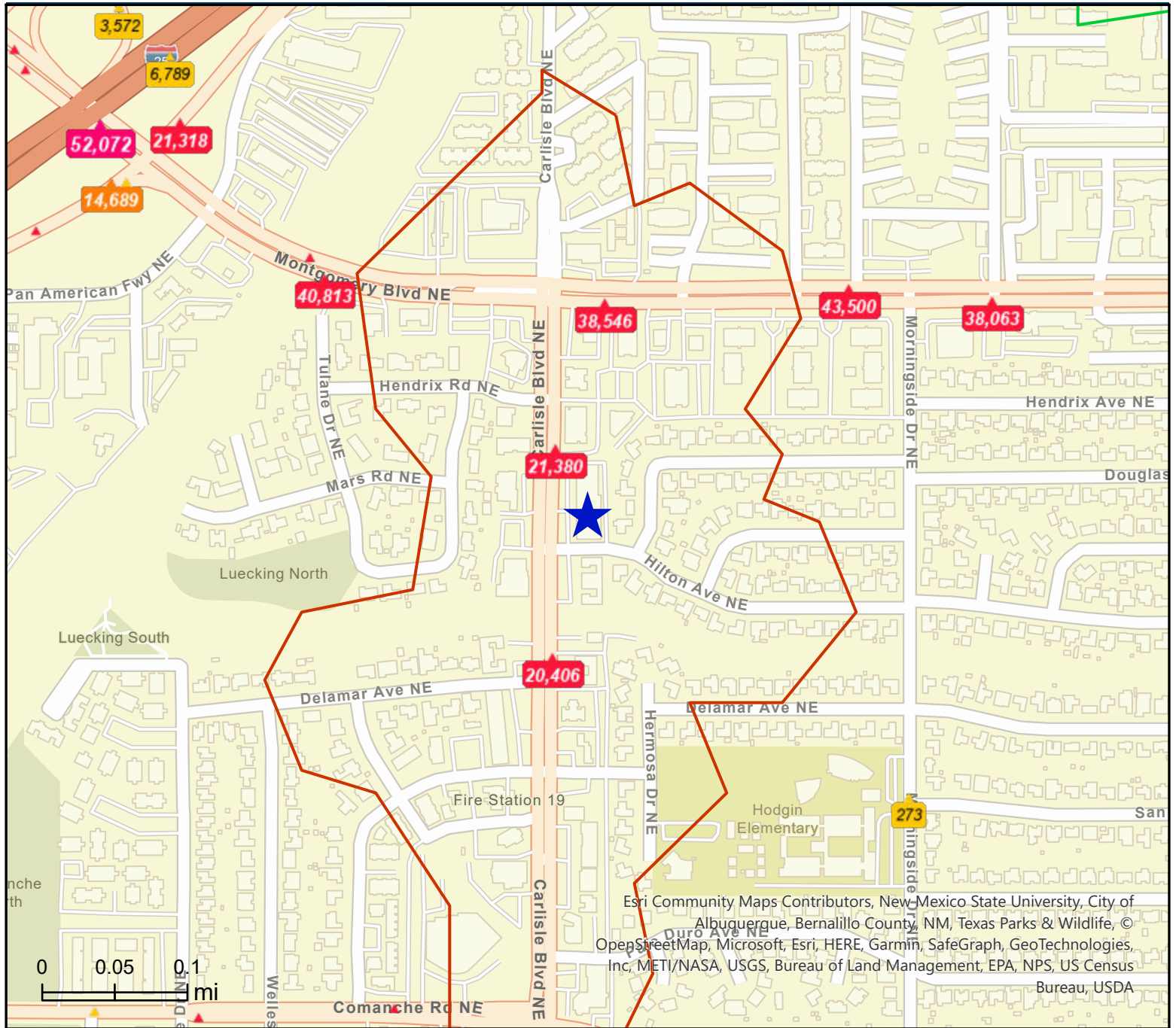
4200 Carlisle Blvd NE, Albuquerque, New Mexico, 87107

Drive time: 1, 3, 5 minute radii

Prepared by Esri

Latitude: 35.12870

Longitude: -106.60361



Source: ©2023 Kalibrate Technologies (Q2 2023).

September 06, 2023